Executive Summary Report

Characteristics Based Market Adjustment for 2000 Assessment Roll

Area Name / Number: North Beacon Hill / 20
Previous Physical Inspection: 1999

Sales - Improved Summary:
Number of Sales: 256
Range of Sale Dates: 1/98 – 12/99

Sales – Improved Valuation Change Summary						
	Land	**Imps**	**Total**	**Sale Price**	**Ratio**	**COV**
1999 Value	$49,500	$110,800	$160,300	$182,200	88.0%	13.62%
2000 Value	$55,700	$122,700	$178,400	$182,200	97.9%	13.26%
Change	+$6,200	+$11,900	+$18,100		+9.9%	-0.36%
% Change	+12.5%	+10.7%	+11.3%		+11.3%	-2.64%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of - .36% and –2.64% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 1999 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1999 Value	$50,800	$107,000	$157,800
2000 Value	$57,200	$119,800	$177,000
Percent Change	+12.6%	+12.0%	+12.2%

Number of improved Parcels in the Population: 2,957

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. A total of 256 improved sales were used in the analysis. The analysis results showed that several building and land variables needed to be included in the update model in order to improve the uniformity of assessments throughout the area. For instance, the location variables (plats 308600, 395940, and 731990) had lower average ratios (assessed value/sales price) than other characteristics, so the model adjusts these values upward at a higher rate than other parcels. The variables for multiple stories and for higher than average building condition had higher than average ratios. The effect of the model is to adjust parcels with these characteristics at a lower rate than those parcels without them.
Any combination of the characteristics mentioned may compound the effect of the adjustment. The overall effect of these characteristics as adjustments is an improvement in the assessment levels, uniformity, and consequently the equity. Due to these improvements it is recommended these values be posted for the 2000 assessment roll.

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Analyst Sr. Appraiser Division Mgr. **Assessor** Date

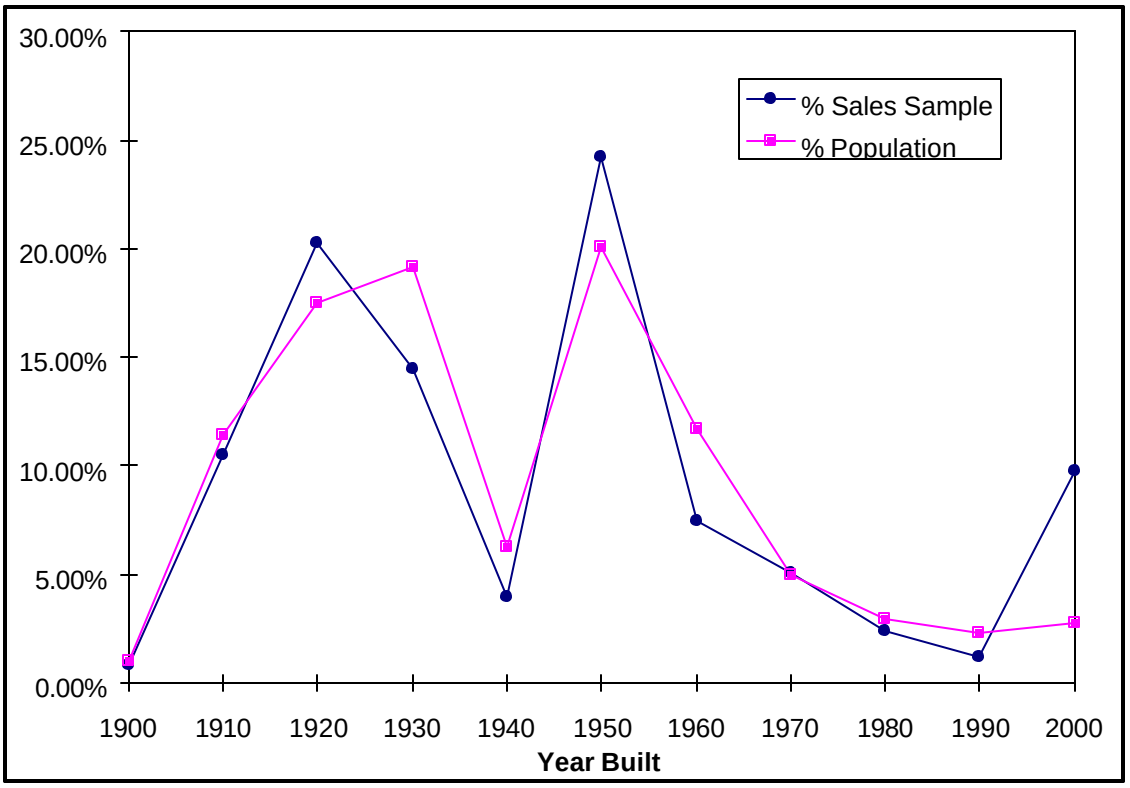
Comparison of Sales Sample and Population Data by Year Built

Sales Sample

Year Built	Frequency	% Sales Sample
1900	2	0.78%
1910	27	10.55%
1920	52	20.31%
1930	37	14.45%
1940	10	3.91%
1950	62	24.22%
1960	19	7.42%
1970	13	5.08%
1980	6	2.34%
1990	3	1.17%
2000	25	9.77%
	256	

Population

Year Built	Frequency	% Population
1900	29	0.98%
1910	338	11.43%
1920	517	17.48%
1930	567	19.17%
1940	184	6.22%
1950	593	20.05%
1960	347	11.73%
1970	146	4.94%
1980	86	2.91%
1990	68	2.30%
2000	82	2.77%
	2957	



The sales sample frequency distribution follows the population distribution closely with regard to year built. This distribution is good for both accurate analysis and appraisals.

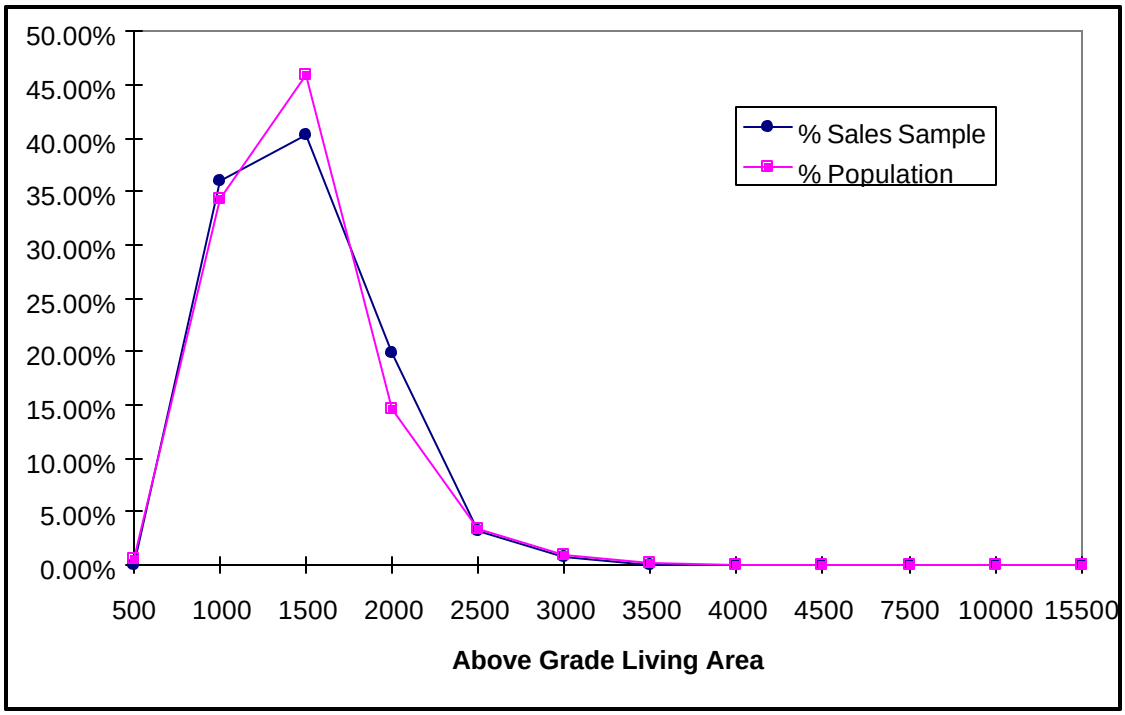
Comparison of Sales Sample and Population Data by Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	92	35.94%
1500	103	40.23%
2000	51	19.92%
2500	8	3.13%
3000	2	0.78%
3500	0	0.00%
4000	0	0.00%
4500	0	0.00%
7500	0	0.00%
10000	0	0.00%
15500	0	0.00%
	256	

Population

AGLA	Frequency	% Population
500	18	0.61%
1000	1016	34.36%
1500	1357	45.89%
2000	433	14.64%
2500	99	3.35%
3000	29	0.98%
3500	5	0.17%
4000	0	0.00%
4500	0	0.00%
7500	0	0.00%
10000	0	0.00%
15500	0	0.00%
	2957	



The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is good for both accurate analysis and appraisals.

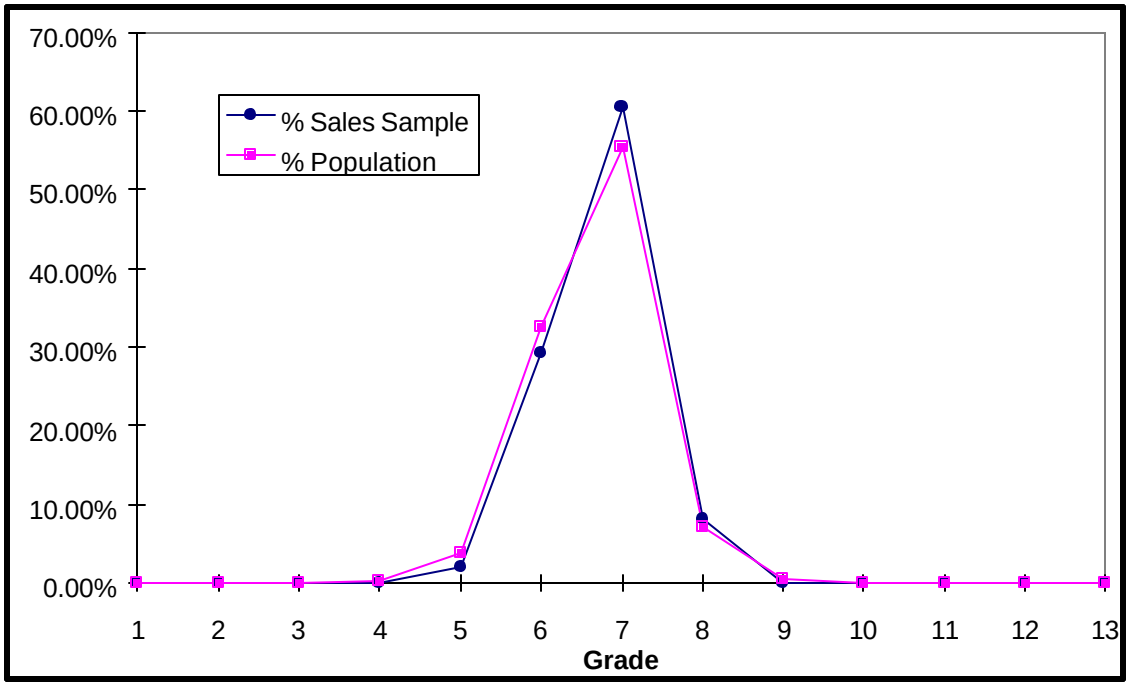
Comparison of Sales Sample and Population Data by Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	5	1.95%
6	75	29.30%
7	155	60.55%
8	21	8.20%
9	0	0.00%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	256	

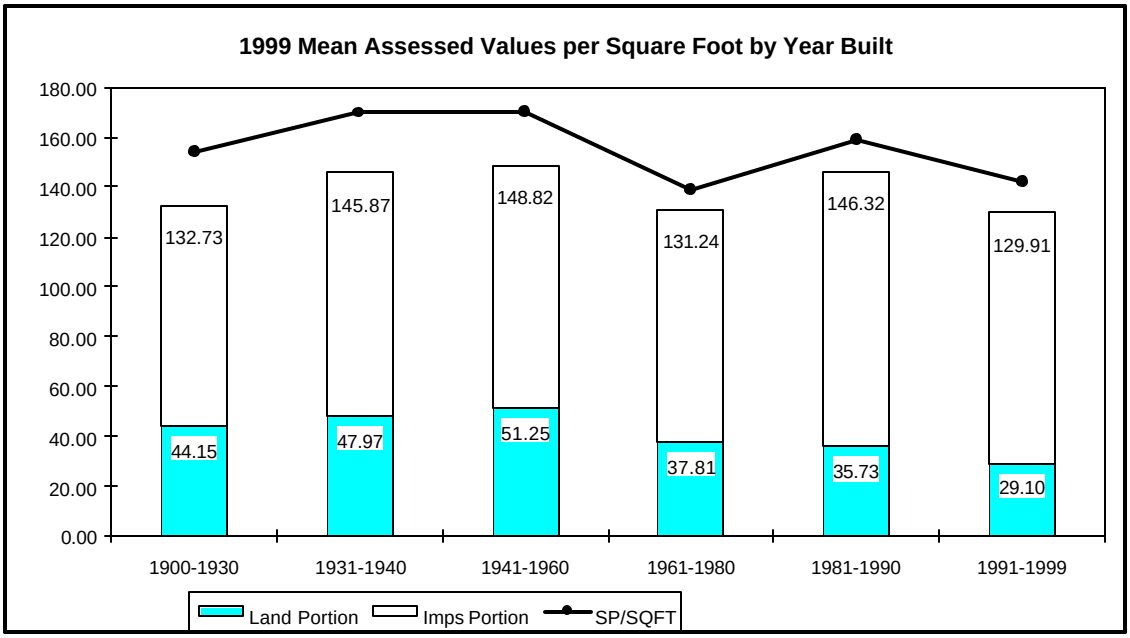
Population

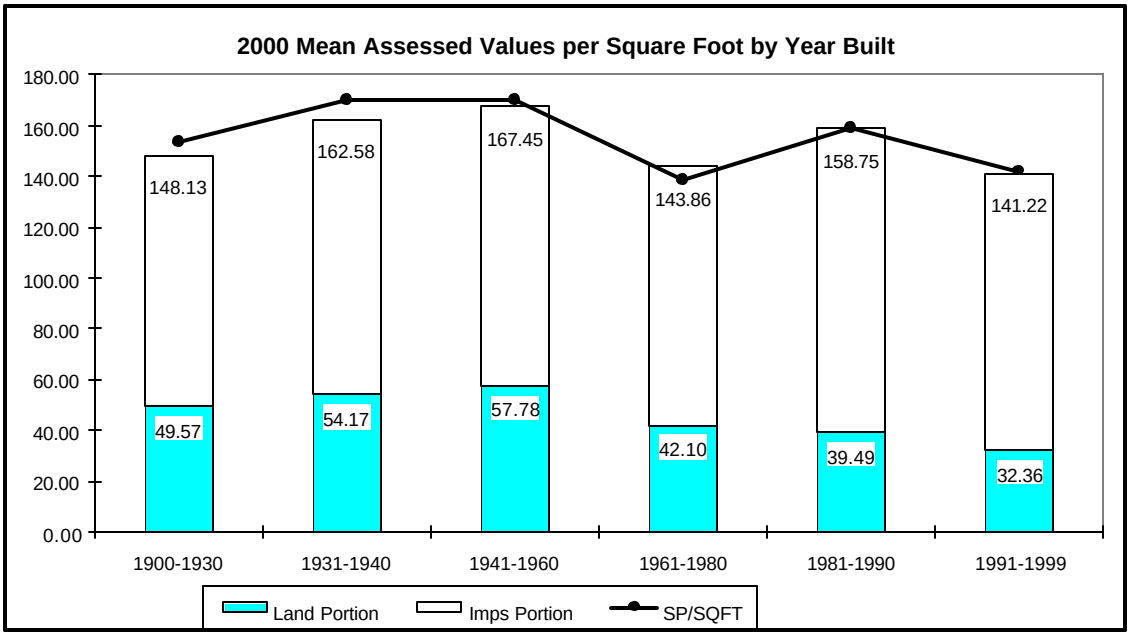
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.10%
4	10	0.34%
5	115	3.89%
6	964	32.60%
7	1640	55.46%
8	210	7.10%
9	14	0.47%
10	1	0.03%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	2957	



The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is good for both accurate analysis and appraisals.

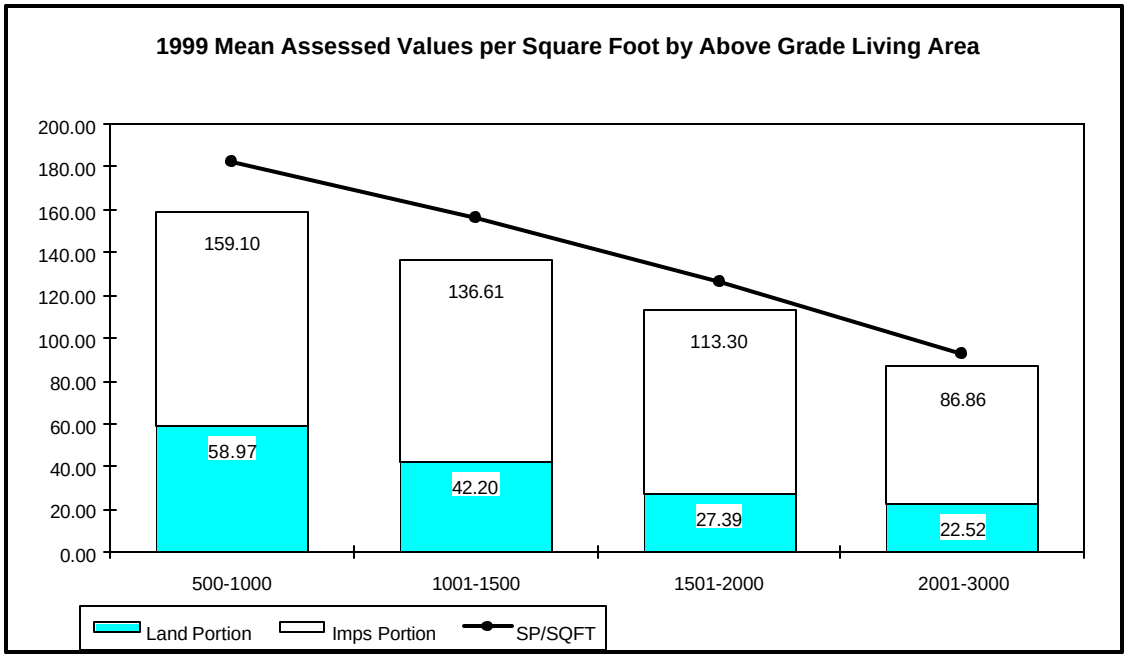
Comparison of 1999 and 2000 Per Square Foot Value by Year Built

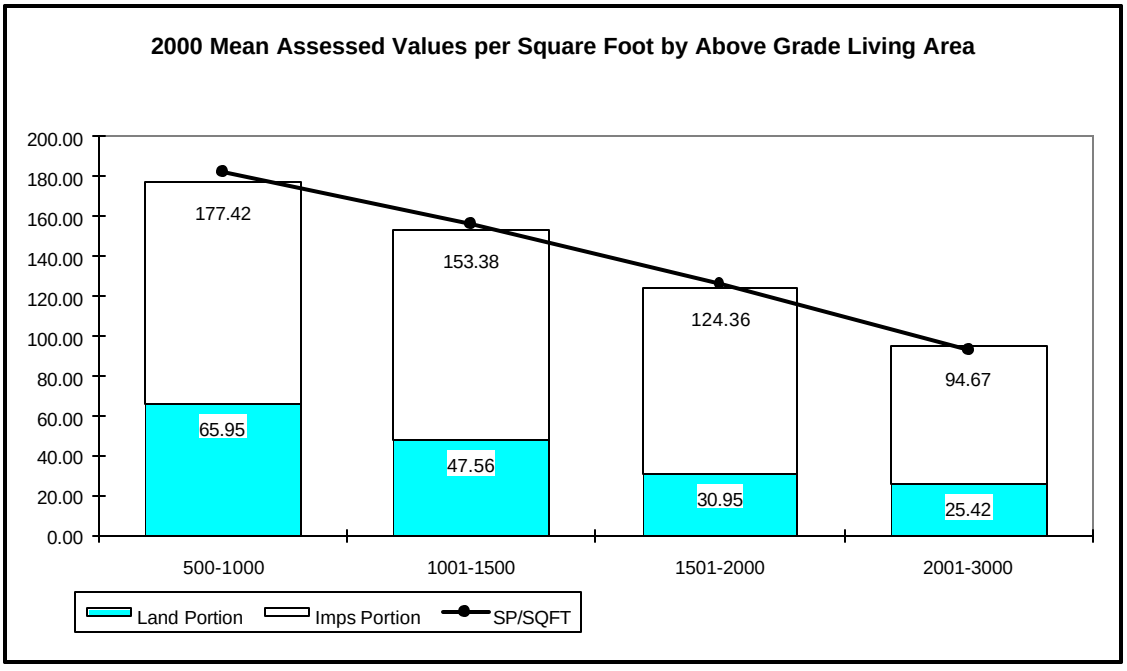




These charts show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the total for land and improvements.

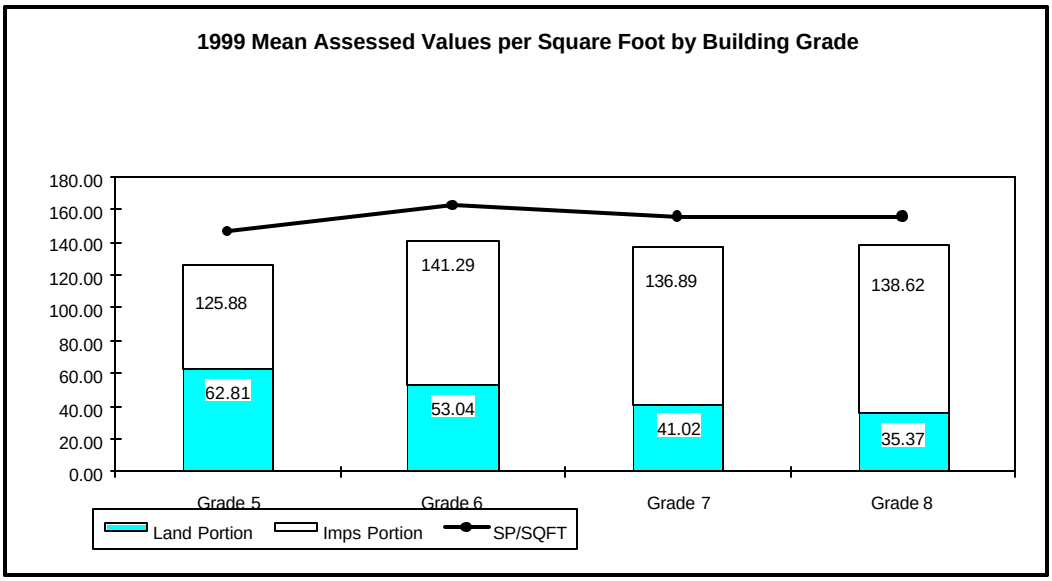
Comparison of 1999 and 2000 Dollars Per Square Foot Value by Above Grade Living Area

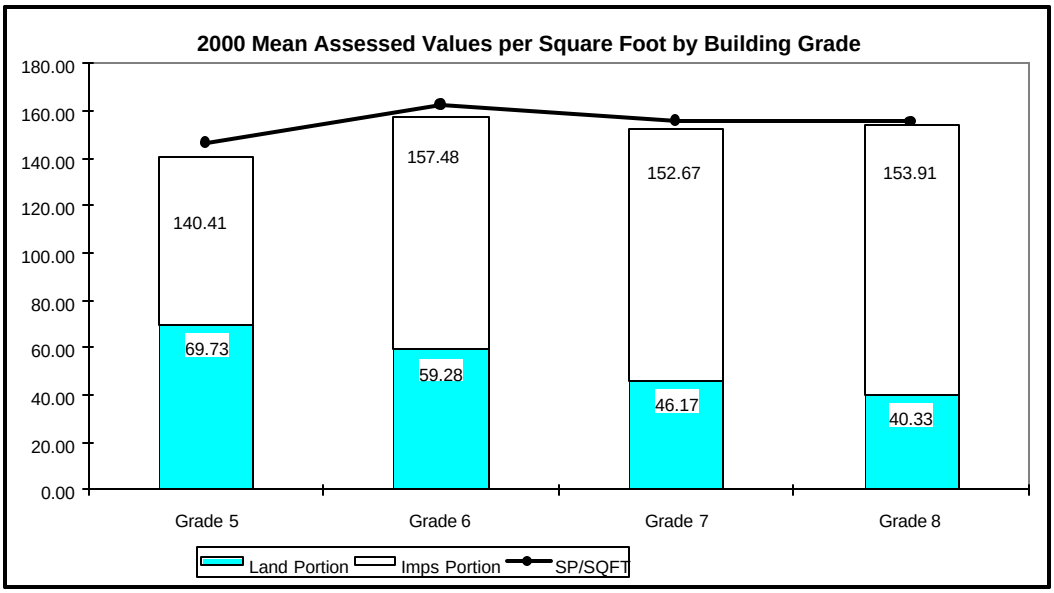




These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the total for land and improvements.

Comparison of 1999 and 2000 Dollars Per Square Foot by Building Grade





These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the total for land and improvements.